101.0	0005	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,300 / 877,300
					USE VALUE:	877,300 / 877,300
					ASSESSED:	877,300 / 877,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARLOW EDWARD S/PATRICIA M
Owner 2:	
Owner 3:	
Street 1:	7 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICCIUTI DENNIS J -
Owner 2:	RICCIUTI MARGARET J -
Street 1:	7 GREELEY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2665 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	448,900		428,400	877,300
Total Card	0.147	448,900		428,400	877,300
Total Parcel	0.147	448,900		428,400	877,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.16 /Parcel: 329.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65342

GIS Ref

GIS Ref

Insp Date 08/08/18

!8111!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	448,900	0	6,400.	428,400	877,300		Year end	12/23/2021
2021	101	FV	433,100	0	6,400.	428,400	861,500		Year End Roll	12/10/2020
2020	101	FV	432,900	0	6,400.	428,400	861,300	861,300	Year End Roll	12/18/2019
2019	101	FV	345,600	0	6,400.	434,500	780,100	780,100	Year End Roll	1/3/2019
2018	101	FV	333,400	0	6,400.	324,400	657,800	657,800	Year End Roll	12/20/2017
2017	101	FV	333,400	0	6,400.	293,800	627,200	627,200	Year End Roll	1/3/2017
2016	101	FV	333,400	0	6,400.	281,500	614,900	614,900	Year End	1/4/2016
2015	101	FV	326,400	0	6,400.	238,700	565,100	565,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:45:14

LAST REV

Date	Time
11/29/21	08:36:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8111

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICCIUTI DENNIS	48332-552		10/17/2006		530,000	No	No		
RICCIUTI HELEN	27819-531		10/30/1997		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	65342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2021	1672	Redo Bat	19,030	C				
11/16/2012	1504	Manual	1,000	C				
9/12/2008	1134	Manual	3,750					replace bulkhead a
9/11/1995	521		25,000					27X14 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	Meas/Inspect	CC	Chris C
5/1/2013	Info Fm Prmt	EMK	Ellen K
12/6/2008	Meas/Inspect	163	PATRIOT
2/21/2007	MLS	MM	Mary M
11/20/1999	Inspected	263	PATRIOT
11/10/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.33942866
Const Adj.:	1.01910126
Adj $ / SQ:	136.501
Other Features:	117685
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470506
Depreciation:	21643
Depreciated Total:	448863

COMMENTS

37A 373032 IN-LAW PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

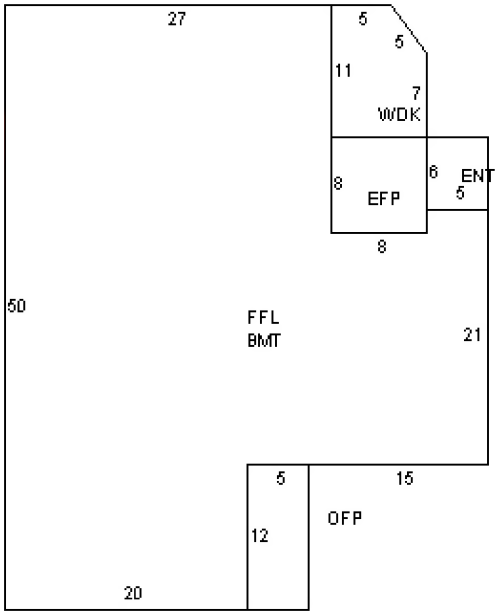
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.15
Special Features:	0	Val/Su Net:	136.78
Final Total:	448900	Val/Su SzAd	294.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,523	60.910	92,772
FFL	First Floor	1,523	136.500	207,892
WDK	Deck	82	16.310	1,337
EFP	Enclos Porch	64	71.100	4,550
OFP	Open Porch	60	44.840	2,690
ENT	ENTRY	30	26.900	807

Net Sketched Area:	3,282			Total:	310,048
Size Ad	1523	Gross Area	3282	FinArea	2665

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc